

469-000-208 LIFE ESTATE INTEREST TABLE: The life estate chart may be used whenever it is necessary to determine the value of a client's life estate interest in real property. For example, in 469 NAC 2-009.07B8 if a client gives away a life estate in real property, this may be considered a deprivation of a resource if the client is in a medical facility. To determine the value of the resource the client disposed of, use this chart.

Find the client's age in the Age column and then go to the column called Life Estate. Take the percentage listed here and multiply it by the TOTAL value of the real property. This will give you the value of the client's life estate interest.

For example, if a client has a life estate in real property and the life estate is deeded to the client's relatives within 36 months of the client entering a nursing home, this may be considered a deprivation of a resource. If the total value of the property is \$40,000 and the client is 72 years old, you would take $\$40,000 \times .57261$ and the client's life estate interest was worth \$22,904.

The life estate tables may also be used if the owners wish to sell the property and need to know how much of the net proceeds the client should receive or if the owners wish to purchase the life estate interest from the client.

469-000-208
LIFE ESTATE INTEREST TABLE

AGE	LIFE ESTATE
0	.97188
1	.98988
2	.99017
3	.99008
4	.98981
5	.98938
6	.98884
7	.98822
8	.98748
9	.98663
10	.98565
11	.98453
12	.98329
13	.98198
14	.98066
15	.97937
16	.97815
17	.97700
18	.97590
19	.97480
20	.97365
21	.97245
22	.97120
23	.96986
24	.96841
25	.96678
26	.96495
27	.96290
28	.96026
29	.95813
30	.95543

AGE	LIFE ESTATE
31	.95254
32	.94942
33	.94608
34	.94250
35	.93868
36	.93460
37	.93026
38	.92567
39	.92083
40	.91571
41	.91030
42	.90457
43	.89855
44	.89221
45	.88558
46	.87863
47	.87137
48	.86374
49	.85578
50	.84743
51	.83674
52	.82969
53	.82028
54	.81054
55	.80046
56	.79006
57	.77931
58	.76822
59	.75675
60	.74491
61	.73267

AGE	LIFE ESTATE
62	.72002
63	.70696
64	.69352
65	.67970
66	.66551
67	.65098
68	.63610
69	.62086
70	.60522
71	.58914
72	.57261
73	.55571
74	.53862
75	.52149
76	.50441
77	.48742
78	.47049
79	.45357
80	.43659
81	.41967
82	.40295
83	.38642
84	.36998
85	.35359
86	.33764
87	.32262
88	.30859
89	.29526
90	.28221
91	.26955
92	.25771

AGE	LIFE ESTATE
93	.24692
94	.23728
95	.22887
96	.22181
97	.21550
98	.21000
99	.20486
100	.19975
101	.19532
102	.19054
103	.18437
104	.17856
105	.16962
106	.15488
107	.13409
108	.10068
109	.04545